

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET/ MIGHT SELL

## SUBSTANTIAL INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES, MEZZANINE FLOOR AND PARKING

Approx. 563 sq.m (6,067 sq.ft) Workshop with Offices of 92 sq.m (990 sq.ft) plus Mezzanine Floor of 204 sq.m (2,195 sq.ft) so totalling some 859 sq.m (9,246 sq.ft)

**UNIT 7 INTERNATIONAL HOUSE, BATTLE ROAD, HEATHFIELD,  
NEWTON ABBOT, DEVON, TQ12 6RY**



An opportunity to occupy this substantial Industrial unit conveniently located on the Heathfield Industrial Estate which is sited adjacent to the A38 dual carriageway. These premises are well fitted with 2 first floor offices and a large Mezzanine floor production area to the rear of the factory, offering flexibility to suit a variety of potential occupiers. The premises also have ample car parking to the front.

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#### SITUATION AND DESCRIPTION

Heathfield occupies a convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications make it a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. Exeter is approximately 18 miles distant with Plymouth some 40 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is approximately 12 miles, which will be far easier to access once the bypass currently under construction is completed.

International House is a substantial mixed use building on the corner of Battle Road / Cavalier Road, the main spine roads leading into the Heathfield Industrial Estate. The premises are predominantly arranged on the ground floor with substantial warehouse / workshop with good vehicular access, plus offices to the front on the first floor, and a useful mezzanine floor to the rear of the unit currently used for assembly etc. To the front is a car parking area with space for 7 cars plus loading / unloading area.

#### ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from the front courtyard area via a pair of double glazed doors into an entrance hall with staircase to first floor and a pair of doors to .....

#### Toilet

3 WC cubicles with low level WC suites. 2 Wash hand basins. Tiled walls. Altro flooring.

#### Disabled Toilet

WC suite with wash hand basin. Showe cubicle. Tiled walls.

#### Storeroom

**2.92m x 1.97m (9'7" x 6'6") max**

Useful room leading off the inner lobby.

#### Staff Room

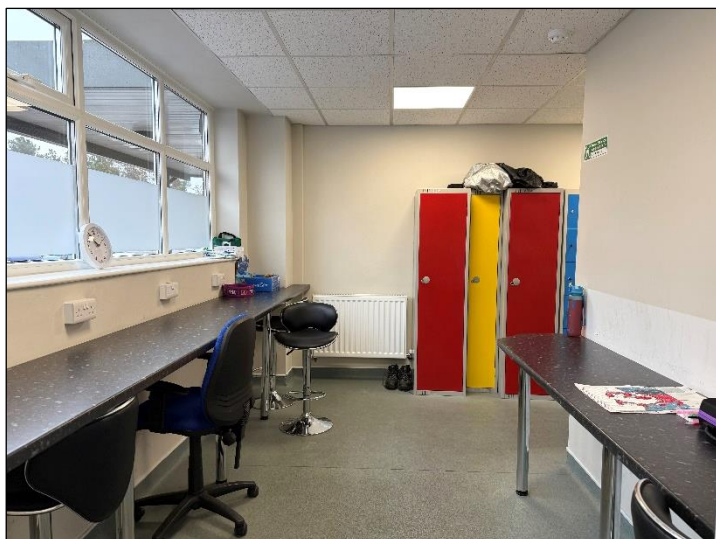
**4.16 x 2.36m (13'8" x 7'9") max**

Irregular shaped room narrowing. Windows to one full elevation. Radiator. Suspended ceiling with strip lighting. Benching as fitted.



#### FIRST FLOOR - FRONT

Landing with 2 part glazed doors into a .....



#### Kitchen

**4.48m x 2.37m (14'8" x 7'9") max**

Range of wall and base units with stainless steel sink unit with single drainer inset into the worktops. Window. Gas fired wall mounted boiler. Altro flooring. Tiled splashback.



#### Office

**7.33m x 6.43m (24'0" x 21'1") max**

Windows to the front elevation plus 2 glazed panels overlooking the workshop. Ceiling mounted HVAC Unit. Suspended ceiling with strip lighting. Carpeted. Power as fitted. Radiator.



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**Office 2 / Meeting Room** 6.06m x 2.58m (19'10" x 8'6") max  
Window to front offering good natural light. LED spot lighting. Pair of glazed doors leading from Office No 1. Carpeted. Power and data points as fitted.



**Mezzanine Floor** 17.53m x 11.68m (57'6" x 38'4") max  
Stairs at the front and rear from the workshop area. Overhead LED lighting and power as fitted. Useful storage / workshop area, could be extended if required.



#### GROUND FLOOR WORKSHOP

**Vehicle Loading Bay** 6.30m x 5.84m (20'8" x 19'2") max  
Electric roller shutter door providing excellent vehicular access. Inner sliding door (Not tested) enabling this area to be sealed off.

**Workshop** 29.97m x 17.58m (98'4" x 57'8") max  
Full height area to the front. Overhead LED lighting. Power as fitted. Concrete floor. (Note: The tenants will be removing part of the mezzanine to the front, the rear mezzanine will remain insitu)

To the rear under the mezzanine floor is a production area with overhead LED lighting and power to 3 walls to include 3 phase points. 2 storage rooms are constructed on one side, which could be removed if not required.



#### EXTERNALLY

Level loading area with 7 reserved car parking spaces.

#### RENT AND TENURE

Available at a rent of £57,500 pax on a new 6 or 10 year FRI lease contracted outside of the Landlord and Tenant Act, with a rent review and tenant break clause at the mid-point providing 6 months prior written notice.

#### PRICE

Offers are sought in excess of £725,000 for this substantial Industrial Unit. The premises are available by way of the remainder of a 999 year lease which commenced on the 1<sup>st</sup> January 1999 at a peppercorn rent plus a share of the freehold.



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**RATES**

Rateable Value: - £42,250 Rateable Value

For further details on the above, or the Rates Payable, please contact Teignbridge District Council Business Rates Department (01626 361101)

**LEGAL COSTS**

A contribution of £450 plus VAT is required towards the landlord's legal costs, including abortive costs, in setting up the new lease.

**VAT**

VAT is chargeable on the rent and any service charge.

**VIEWING**

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0079)

**VAT**

VAT is payable on the rent, service charge and purchase price.

**SERVICES**

Mains electricity including 3 phase, gas, water and drainage are available to the premises.

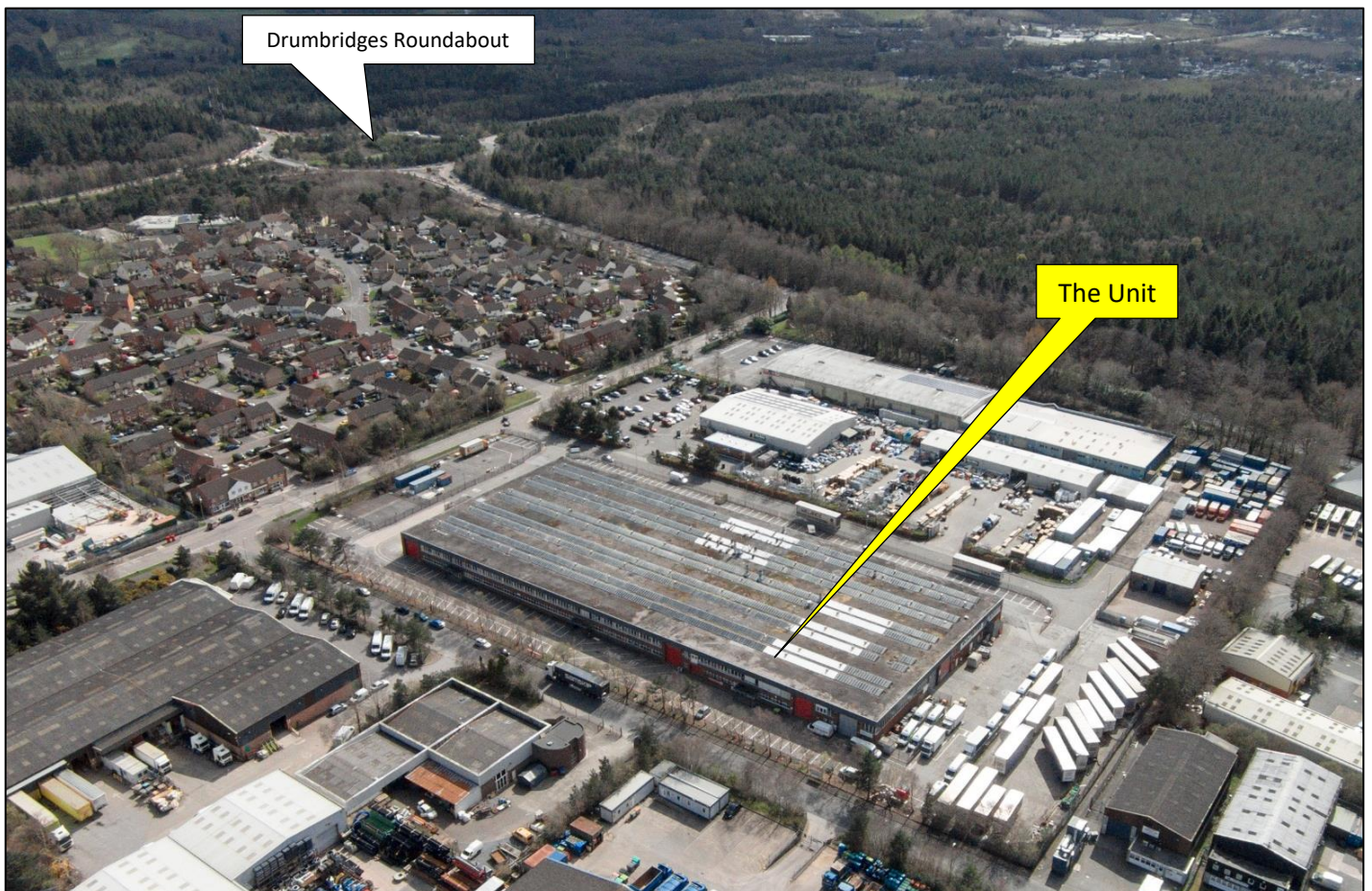


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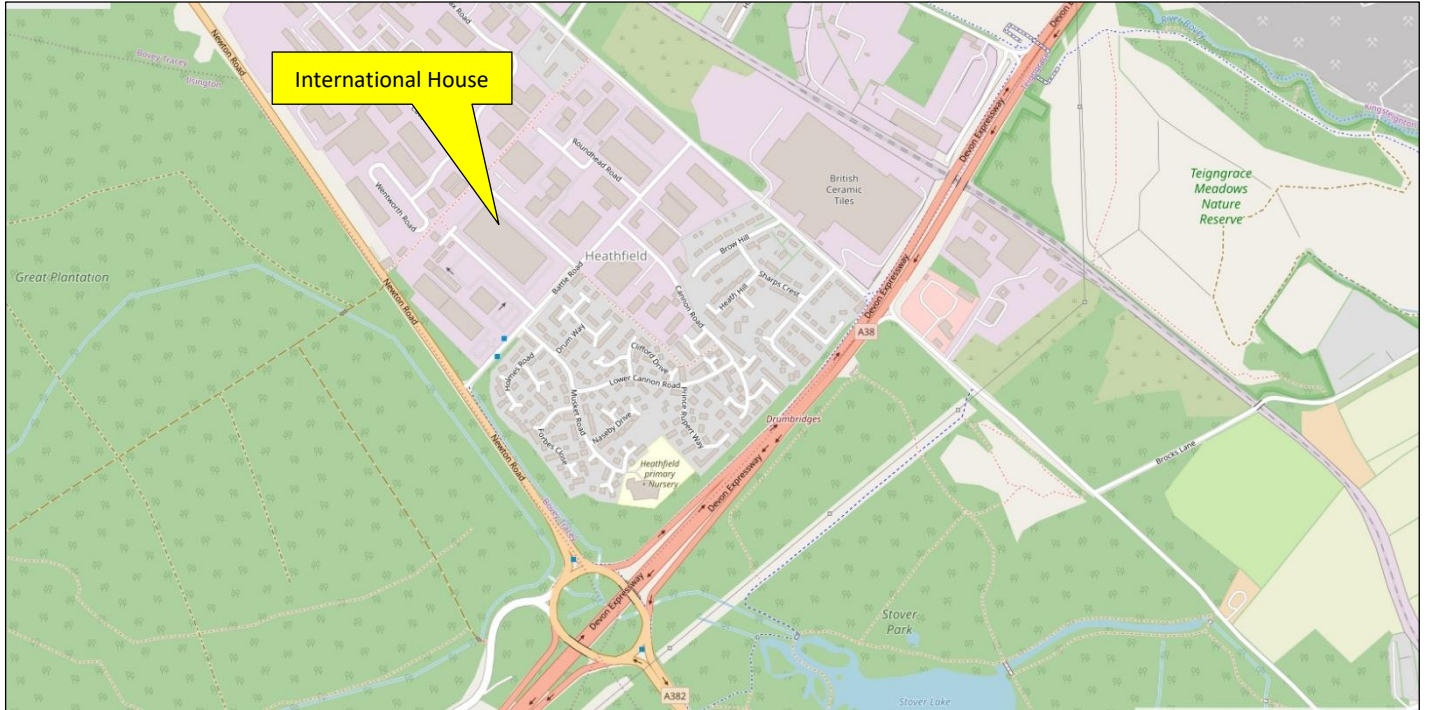




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## Energy Performance Certificate

Non-Domestic Building

 HM Government

Unit 7, International House  
Battle Road  
Heathfield Industrial Estate  
NEWTON ABBOT  
TQ12 6RY

**Certificate Reference Number:**  
0370-0731-1669-1394-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 75

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	916
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	47.12
Primary energy use (kWh/m <sup>2</sup> per year):	277.05

### Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

78 If typical of the existing stock